

**PENNSYLVANIA COASTAL ZONE MANAGEMENT PROGRAM**

**BARBER PROPERTY APPRAISAL**

**Prepared By:**

**NORMAN W. BEMISS  
Certified General Appraiser  
7 West Main Street, P.O. Box 271  
North East, PA 16428**

**For:**

**NORTH EAST TOWNSHIP  
and  
NORTH EAST BOROUGH**

**MAY, 1996**

**CZM Project No. CZ1:95.05PE**

**A REPORT OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION  
TO THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION  
PURSUANT TO NOAA AWARD NO. - NA270Z0253**



This project was financed in part by North East Township, North East Borough and in part through a Federal Coastal Zone Management Grant from the Pennsylvania Department of Environmental Protection with funds provided by the National Oceanic and Atmospheric Administration (NOAA). The views expressed herein are those of the author(s) and do not necessarily reflect the view of NOAA or any of its subagencies.



7 WEST MAIN STREET, NORTH EAST, PENNSYLVANIA 16428

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APPRAISAL REPORT

FOR

NORTH EAST TOWNSHIP SUPERVISORS  
10300 WEST MAIN RD., BOX 249  
NORTH EAST, PA 16428

ON

THE PROPERTY OWNED BY  
GERTRUDE BARBER & FAMILY

KNOWN AS  
PENNYORK RESORT

LOCATED AT

EAST LAKE ROAD, TRACT 167  
NORTH EAST TOWNSHIP  
ERIE COUNTY, PA 16428

BY

NORMAN W. BEMISS  
CERTIFIED GENERAL APPRAISER  
7 WEST MAIN STREET, P.O. BOX 271  
NORTH EAST, PA 16428

## COMPLETE SUMMARY APPRAISAL

This is a SUMMARY Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP) for a SUMMARY Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

NAME OF CLIENT ----- NORTH EAST TWP. SUPERVISORS

PRESENT OWNER ----- GERTRUDE BARBER & FAMILY

ADDRESS ----- EAST LAKE ROAD, TRACT 167  
NORTH EAST, PA 16428

NAME OF APPRAISER ----- NORMAN W. BEMISS

ADDRESS ----- 7 WEST MAIN STREET, BOX 271  
NORTH EAST, PA 16428

DATE OF VALUE ESTIMATE ----- APRIL 26, 1996

April 26, 1996

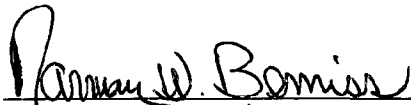
Mr. Roy D. Thomson, Supervisor/Secretary  
North East Township Supervisors  
10300 West Main Road, Box 249  
North East, Pennsylvania 16428

Dear Mr. Thomson:

Pursuant to your request for an appraisal for the Market Value of the property known as the PennYork Resort located on East Lake Road in North East Township, Erie County, Pennsylvania attached is a report which describes my method of approach and contains data gathered in my appraisal process.

My opinion of the Fair Market Value of this property in Fee Simple as of April 26, 1996 is FOUR HUNDRED EIGHTY-ONE THOUSAND (\$481,000) DOLLARS.

Respectfully submitted,



Norman W. Bemiss  
Certification #GA-001232-L

The purpose of this appraisal is to determine market value of the real property owned by Gertrude Barber & Family located with frontage on East Lake Road (Route 5) and lake frontage on Lake Erie in North East Township, Erie County, Pennsylvania. Said property is a 27.63 acre parcel (see site map) with a 1½ story block and frame dwelling, a pole barn, and several seasonal cottages erected thereon. It is identified in the Erie County Assessment Office by Index Number (37)15-18-92.

Market Value is the most probable price in terms of money which a property should bring in competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeable, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions \*granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or

creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

The real estate interest appraised is that of ownership in fee simple, and the property is appraised as if free and clear, and as if without liens and encumbrances, subject to contingent and limiting conditions outlined herein.

There are three approaches to the estimate of value.

1. **THE SALES COMPARISON APPROACH** - Value is indicated by comparison with sales of like property or worth by trial in the market.
2. **THE COST APPROACH** - Value is indicated by reproduction cost less depreciation.
3. **THE INCOME APPROACH** - Value is indicated by ability of the property to earn a net income on money invested in it.

All three approaches to value were considered.

DESCRIPTION OF SUBJECT:

Subject property is a 27.63 acre parcel with frontage on Lake Erie and located on the north side of East Lake Road in North East Township, Erie County, Pennsylvania. It is identified in the Erie County Assessment Office by Index #(37)15-18-92. The 100% assessments is Land \$35,370, Building \$42,470, Total being \$77,840. The 1995 property taxes were \$5,760. The property is known as PennYork Resort and was used in the past as a summer resort which rented lakefront cottages to the public. It is unique property due to there is no lake bank which is common in the area. The land is level from the road frontage on East Lake Road all the way to the water edge. There is nice beach along the lake. Twenty Mile Creek empties into the lake at the east side of subject but the creek does not border subject property.

Erected on property is a 1½ story cement block and frame dwelling near East Lake Road. Just north of dwelling is an old frame bath house. A private drive runs past the dwelling north to the lake. Approximately 3/4 back on the land is a large pole barn and north of the pole barn along the lakefront are eight seasonal frame cottages. There is also a frame building once occupied as a store and a small water system building. See attached assessment cards for building square footage.

The buildings other than the pole barn are in poor condition and not consistent with the highest and best use of the property. The pole barn is 50' x 80' with a 24' x 24'

extension. The 24' x 24' area has roof damage and does not add value to the main building.

**AREA OF SUBJECT:**

Subject has frontage on East Lake Road (Route 5) on south boundary of property and north boundary fronts on Lake Erie. The area is a mix of well spaced single family dwellings and agricultural property. The land on the north side of East Lake Road is in higher demand and more valuable due to Lake Erie. A marina operated by the Pennsylvania Fish Commission is located short distance west of subject. The macadam road is maintained by State of Pennsylvania. There are no indications that any outside influence will add to or distract from the value of this property.

**ZONING:**

Subject is zoned Rural Residential (R-1). A Permitted & Conditional Use Table is attached.

**HIGHEST AND BEST USE:**

The highest and best use of the property is a usage which benefits from the frontage on Lake Erie. The buildings on property other than the pole barn are not usable per any use which would maximize value of land.

**MARKETING TIME:**

Similar properties located in competing market areas of subject have typically required marketing time of three to six months.

**FEMA FLOOD HAZARD:**

A portion of subject property is located in FEMA Flood Hazard area. A copy of the FEMA Map is attached.

**SALES HISTORY:**

There have been no sales of subject property in the three years preceding this appraisal.

**APPROACHES TO VALUE:**

**SALES COMPARISON** - The following sales were reviewed and adjusted to subject.

- 1) 9740 East Lake Road, North East Township  
4 Acre Lakefront Land - No Buildings  
Sold 4/21/95 for \$65,000
- 2) East Lake Road, Tract 178, North East Township  
6.80 Acre Lakefront Land - No Buildings  
Sold 7/27/93 for \$45,000
- 3) 9142 East Lake Road, Harborcreek Township  
30 Acres Lakefront Land - No Buildings  
Sold 7/7/92 for \$165,000

The three sales considered as comparables are each located with frontage on Lake Erie as is subject. I reviewed many other Lake Erie related sales and found the above three the best indicators of market value. The above sales indicate that lakefront property in the area of subject is valued in a range from \$5,500 to \$16,250 per acre. Comparable 1 is most like subject and most recent sale and relied on the most. The indicated value of subject land is \$16,250 per acre or a total of \$448,988 for the land. The buildings on subject other than the pole barn do not contribute value to the

property based on the highest and best use to maximize value of the land. The contributory value of the pole barn is based on cost new less depreciation and is estimated to be \$32,000. Therefore the indicated value of subject based on the sales comparison approach is \$481,000.

**COST APPROACH** - The cost approach was considered but not used due to the value of subject is in land. The buildings on the property are in poor condition and estimating accrued depreciation would be subject to error. The buildings also are not consistent with the highest and best use of the land.

**INCOME APPROACH** - The income approach was considered but not used due to the property has little ability to produce income in its present condition. If the buildings were all in good rentable condition the income approach would indicate a value that would be low and misleading due to the highest and best use of property is not to utilize present improvements on the property other than the pole barn.

**FINAL CORRELATED VALUE:**

All three approaches to value were considered. The cost approach did not apply due to the buildings are all in poor condition and estimating accrued depreciation would be subject to error. The income approach was considered but not used due to subject is not presently producing income and renting present buildings on subject is not consistent with the highest and best use of property. I relied on the sales comparison approach for my final opinion of market value of \$481,000.

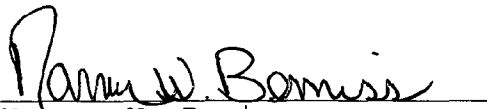
## STATEMENT OF LIMITING CONDITIONS

1. I hereby certify that I have no personal interest or bias with respect to the subject matter of the appraisal report or to the participants in the sale, and that I will not base either partially or completely the "estimate of market value" in the appraisal report on the race, color, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
2. I hereby certify that I have personally inspected the inside and outside of the subject property and the outside of all comparables sales listed in the appraisal report; to the best of my knowledge, the information in the appraisal report is true and correct; and I have not knowingly withheld and significant information.
3. I hereby certify that I have included all contingent and limiting conditions which were imposed by the terms of the assignment or developed as the result of my opinions, analyses, and conclusions in the appraisal report.
4. I hereby certify that I have personally prepared all of the conclusions and opinions concerning the real estate that were set out in the appraisal report, and that no one else may change any item in the appraisal report, and I will not be responsible for any unauthorized changes.
5. I hereby certify that I will not be responsible for matters of a legal nature that affect the property being appraised, or the title to it. Since the property is appraised on the basis of it being under responsible ownership, I assume that the title is good and marketable and will not render any opinions about the title.
6. I hereby certify that I have made no survey of the property; therefore, any sketch in the report shows approximate dimensions and is included only to assist the reader of the report in visualizing the property.
7. I hereby certify that I will not give testimony or appear in court because I made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
8. I hereby certify that I distributed the value of the property between the land and the improvements on the basis of the existing use of the property. These separate valuations must not be used in conjunction with any other appraisal and are invalid if they are so used.

9. I hereby certify that I assumed that there are no hidden or unapparent conditions of the property, the subsoil, or the structures that would make the property more or less valuable. I will not be responsible for any such conditions that do exist or for any engineering that might be required to discover whether such factors exist.
10. I hereby certify that I obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that I consider to be reliable and believe them to be true and correct. I do not assume responsibility for the accuracy of such items that were furnished by other parties.
11. I hereby certify that I will not disclose the contents of the appraisal report except as provided for in the Bylaws and Regulations of the professional appraisal organizations with which I am affiliated.
12. I hereby certify that I must provide my prior written consent before all (or any part) of the content of the appraisal report including conclusions about the property's value; my identity and professional designations; and references to any professional appraisal organizations or the firm with which I am associated can be used for any purposes by anyone except the client specified in the report; the borrower if he or she paid the appraisal fee; the mortgagee or its successors and assigns; mortgage insurers; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state of the District of Columbia. My written consent and approval must also be obtained before the appraisal (or any part of it) can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
13. I hereby certify that I based my appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

# CERTIFICATION

I hereby certify that I have personally inspected the property described herein and to the best of my knowledge the statements and opinions contained in this report are correct, subject to the assumptions and limiting conditions set forth. I have no present or contemplated future interest in the property appraised and the compensation for making this appraisal is not contingent on the amount of the value report. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan. This report was made in conformity with the standards and rules of the professional ethics of the Uniform Standards of Professional Appraisal Practice.

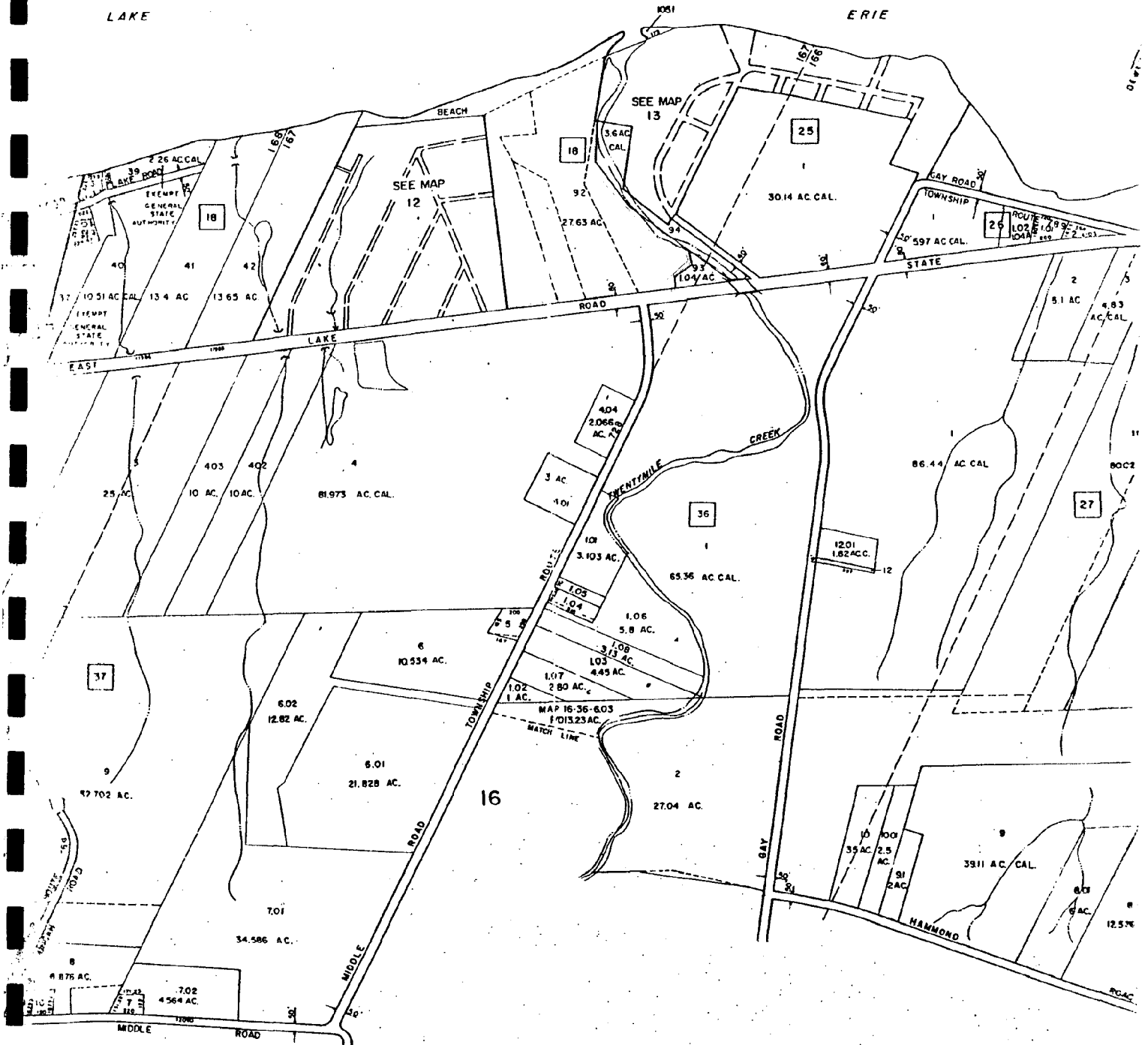


Norman W. Bemiss  
Certification #GA-001232-L

This is to certify that I personally assisted in the inspection of the subject, collection of data, and the preparation and analysis of the information contained in this report.

Roy W. Bemiss  
Roy W. Bemiss  
Certification #RL-001532-L

# Site map



## Legend

— Right of way	— Original block designation
— Easement	— Lot or parcel number
— Edge of roadway	— Dotted lot number
— Railroad	— Block number
— Stream	— Bridge

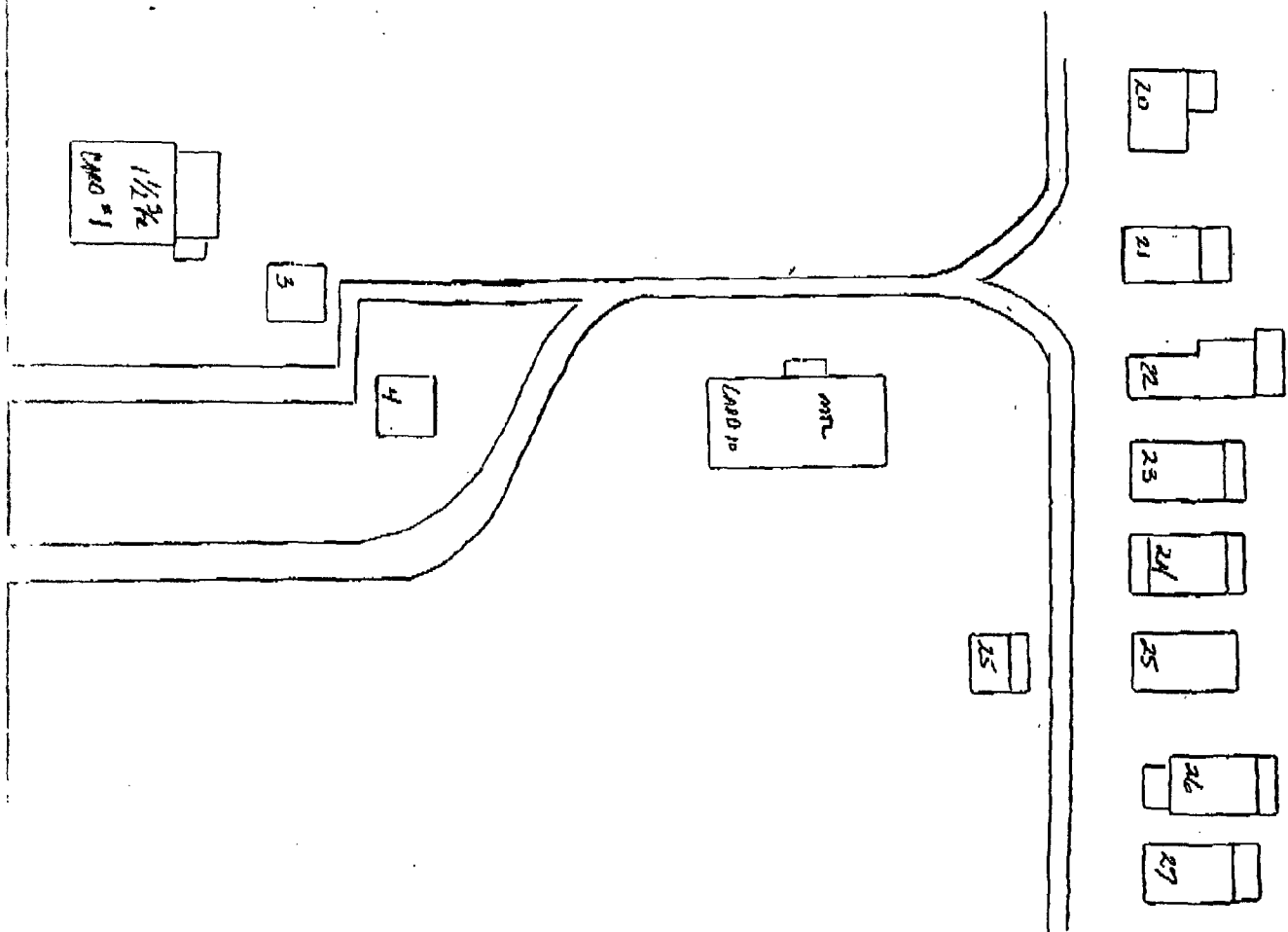
## Revisions

1	1-29-88	9	17
2	2-11-88	10	18
3	3-28-78 - 8/26/78 - 10/17/78 - 11/17/78	11	19
4	9/10/78 - 1/10/79 - 1/18/78 - 8/27/78	12	20
5	1/17/79 - 3/27/79 - 4/17/79 - 10/31/79	13	21
6	11/17/79 - 8/27/82 - 1/1/84 - 2/1/87	14	22

**ERIE CO**

Office of A-

RESIDENTIAL



37 15-18-92

Index No. 15-18-92

[illegible]

# BUILDING RECORD

ADDRESS OF PROPERTY

COMM.

## CONSTRUCTION SPECIFICATIONS

### OCCUPANCY

### BUILDING FACTORS

GRADE ( ) = %

COST FACTOR ( ) %

DESIGN FACTOR ( ) %

TOTAL ADJUSTMENT %

COMPUTATIONS

UNIT AMOUNT

S.F.

ADDNS. PCHS.

BSMT. AREA

FIN. BSMT.

HEATING

PLUMBING

ATTIC

TOTAL BASE

TOTAL ADJ. X %

REPL. VALUE

HEATING

N G F

BUILDING NO. TYPE AREA RATE GRADE AGG COND. REPL. VALUE

PHYS. DEPR. PHYS. VALUE

FUNC. DEPR. TRUE VALUE

INTERIOR FINISH

CEILING

WALLS

FLOOR

DOORS

WINDOWS

CONCRETE

EARTH

HARDWOOD

PINE

TILE

WOOD JOIST

STEEL JOIST

REIN. CONC.

STEEL FRAME

INTERIOR FINISH

CEILING

WALLS

FLOOR

DOORS

WINDOWS

CONCRETE

EARTH

HARDWOOD

PINE

TILE

WOOD JOIST

STEEL JOIST

REIN. CONC.

STEEL FRAME

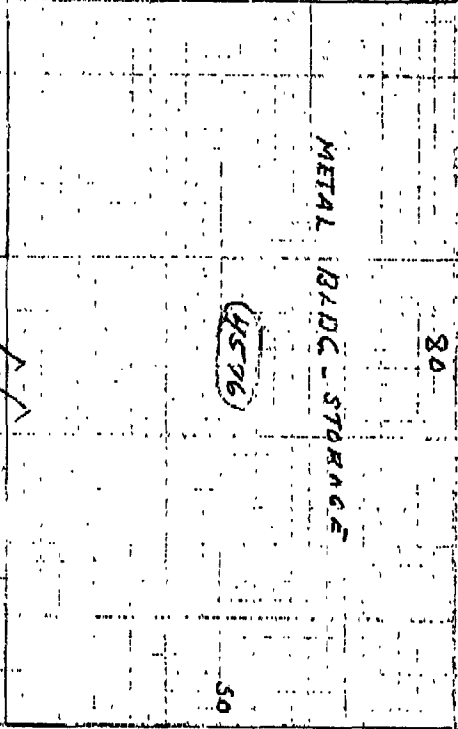
INTERIOR FINISH

CEILING

WALLS

4576 @ 6.25 = 28,650

SHED: 34' x 24' OFFICE 24' 10' x 10'



## SUMMARY OF BUILDINGS

INTERIOR FINISH	CEILING	WALLS	FLOOR	DOORS	WINDOWS	CONCRETE	EARTH	HARDWOOD	PINE	TILE	WOOD JOIST	STEEL JOIST	REIN. CONC.	STEEL FRAME	INTERIOR FINISH	CEILING	WALLS	FLOOR	DOORS	WINDOWS	CONCRETE	EARTH	HARDWOOD	PINE	TILE	WOOD JOIST	STEEL JOIST	REIN. CONC.	STEEL FRAME
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
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# BUILDING RECORD

ADDRESS OF PROPERTY

## CONSTRUCTION SPECIFICATIONS

### BUILDING FACTORS

SINGLE FAMILY	GRADE	11	=	50	%
1/20 FAMILY	COST FACTOR	( )			%
MULTI-FAMILY	DESIGN FACTOR	( )			%
FOUNDATION	TOTAL ADJUSTMENT	50	%		
20' TILE	CONC.				
PIERS					
ST/BR					
BASINENT					
10' PAKI	HAIF				
HALL					

### COMPUTATIONS

FRAME	UNIT	AMOUNT
BLK. SIDING	41	8400
ALUM.		
CONC. BLK.		
BSMT. AREA		400
FIN. BSMT.		
BR. VENEER		
BRICK		
STONE		
HEATING		530
PLUMBING		230
ATTIC		
TOTAL BASE		17400
TOTAL ADJ.		X 50 %
REPL. VALUE		25100

### HEATING

### INTERIOR FINISH

### BUILDING

NO.

TYPE

AREA

RATE

GRAB

ACT

COND.

REPL. VALUE

DEPR.

PHYS. VALUE

DEPR.

TRUE VALUE

## SUMMARY OF BUILDINGS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29																																																																							

**ADDRESS OF  
PROPERTY**

21 Feb

**ADDRESS OF  
PROPERTY**

[illegible]

**ADDRESS OF  
PROPERTY**

CONSTRUCTION SPECIFICATIONS									
OCCUPANCY				BUILDING FACTORS					
SINGLE FAMILY				GRADE $E + 1 = 50$ %					
LIT - FAMILY				COST FACTOR ( ) %					
FOUNDATION				DESIGN FACTOR ( ) %					
L/TILE CONC. PERS				TOTAL ADJUSTMENT 50 %					
BASEMENT				COMPUTATIONS					
PART HALF FULL				UNIT AMOUNT					
WALLS				612 S.F. 9780					
FRAME DRAP SIDING				ADDNS. PCHS. 150					
SHINGLE ALUM.				BSMT. AREA					
CONC. BLK.				FIN. BSMT.					
MASONRY BR. VENEER				HEATING 190					
BRICK STONE				PLUMBING 250					
FLOORS				ATTIC					
CONCRETE				TOTAL BASE 8790					
PARTH JARDWOOD				TOTAL ADJ. X %					
TILE				REPL. VALUE 1200					
WOOD JOIST				MEANS					
STEEL JOIST									
IRON CONC.									
STEEL FRAME									
INTERIOR FINISH									
B11234									
NE/HARDW.				GRAVITY HOT AIR					
UNITED				FORCED AIR					
ST. OR D.W.				HOT WATER OR STEAM					
DECKBOARD				RADIANT HEATING					
FINISHED				FLOOR FURNACE					
NOSS (Grade 8' W)				UNIT HEATERS					
ROOF				NO HEATING					
SINGLE				AIR CONDITIONING					
DATE OR TILE				SIZE PLUMBING					
POSITION				BASE FIXTURES					
TAL				BATHROOM					
OTHER FEATURES				TOILET ROOM					
FINISHED BASEMENT				SINK OR LAV.					
REPLACE				WATER CLOSET					
DE BATH FLR. (W/SC)				WATER HEATER					
E TOILET FL. (W/SC)				URINAL					
EXT MASONRY WALLS				NO PLUMBING					
NUMBER OF ROOMS				BASE ( ) 1 FIXTS.					
				ATTIC					
LISTED 204				DATE 8-31-17					
TOTAL THREE VALUE BUILDINGS				TOTAL 10517					

# BUILDING RECORD

ADDRESS OF PROPERTY

## CONSTRUCTION SPECIFICATIONS

### OCCUPANCY

### BUILDING FACTORS

SINGLE FAMILY ☒ GRADE  $D (-) 30 = 0$  %

2-10 FAMILY ☐ COST FACTOR ( ) %

3-10 FAMILY ☐ DESIGN FACTOR ( ) %

4-10 FAMILY ☐ TOTAL ADJUSTMENT 57 %

5-10 FAMILY ☐ COMPUTATIONS

6-10 FAMILY ☐ UNIT AMOUNT

7-10 FAMILY ☐ 988 S.F. 12060

8-10 FAMILY ☐ SHINGLE

9-10 FAMILY ☐ ALUM.

10-10 FAMILY ☐ CONG. BLK.

11-10 FAMILY ☐ BR. VENEER

12-10 FAMILY ☐ BRICK

13-10 FAMILY ☐ STONE

14-10 FAMILY ☐ FLOORS

15-10 FAMILY ☐ CONCRETE

16-10 FAMILY ☐ EARTH

17-10 FAMILY ☐ HARDWOOD

18-10 FAMILY ☐ WINE

19-10 FAMILY ☐ TILE

20-10 FAMILY ☐ WOOD JOIST

21-10 FAMILY ☐ STEEL JOIST

22-10 FAMILY ☐ REIN. CONG.

23-10 FAMILY ☐ STEEL FRAME

24-10 FAMILY ☐ INTERIOR FINISH

25-10 FAMILY ☐ GRAVITY HOT AIR

26-10 FAMILY ☐ FORCED AIR

27-10 FAMILY ☐ HOT WATER OR STEAM

28-10 FAMILY ☐ RADIANT HEATING

29-10 FAMILY ☐ FLOOR FURNACE

30-10 FAMILY ☐ UNIT HEATERS

## SUMMARY OF BUILDINGS

9	1578	26	1420
38	1578	26	1420
7	1578	26	1420

3182 24

NO.	TYPE	AREA	RATE	GRADE	AGE	COND.	REPL. VALUE	PAYS. DEPR.	PAYS. VALUE	REPL. DEPR.	TRUE VALUE
1	DWELLING	1578	12060	1925	15	10	1420	10	1420	10	1420
2	GAR F CB M	1578	12060	1925	15	10	1420	10	1420	10	1420
3	COMM.	1578	12060	1925	15	10	1420	10	1420	10	1420
4	NO HEATING	1578	12060	1925	15	10	1420	10	1420	10	1420
5	AIR CONDITIONING	1578	12060	1925	15	10	1420	10	1420	10	1420
6	SIZE	1578	12060	1925	15	10	1420	10	1420	10	1420
7	PLUMBING	1578	12060	1925	15	10	1420	10	1420	10	1420
8	BASE FIXTURES	1578	12060	1925	15	10	1420	10	1420	10	1420
9	BATHROOM	1578	12060	1925	15	10	1420	10	1420	10	1420
10	TOILET ROOM	1578	12060	1925	15	10	1420	10	1420	10	1420
11	SINK OR LAV.	1578	12060	1925	15	10	1420	10	1420	10	1420
12	WATER CLOSET	1578	12060	1925	15	10	1420	10	1420	10	1420
13	WATER HEATER	1578	12060	1925	15	10	1420	10	1420	10	1420
14	URINAL	1578	12060	1925	15	10	1420	10	1420	10	1420
15	NO PLUMBING	1578	12060	1925	15	10	1420	10	1420	10	1420
16	BASE ( )	1578	12060	1925	15	10	1420	10	1420	10	1420
17	FIXTS.	1578	12060	1925	15	10	1420	10	1420	10	1420
18	ATTC	1578	12060	1925	15	10	1420	10	1420	10	1420
19	MISC. SHEDS	1578	12060	1925	15	10	1420	10	1420	10	1420
20	SILCO	1578	12060	1925	15	10	1420	10	1420	10	1420
21	NUMBER OF ROOMS	1578	12060	1925	15	10	1420	10	1420	10	1420
22	SM. 1ST 4	1578	12060	1925	15	10	1420	10	1420	10	1420
23	3RD	1578	12060	1925	15	10	1420	10	1420	10	1420
24	NO. UNFIN. HALL FULL	1578	12060	1925	15	10	1420	10	1420	10	1420
25	LISTED 204	1578	12060	1925	15	10	1420	10	1420	10	1420
26	DATE 8-31-67	1578	12060	1925	15	10	1420	10	1420	10	1420
27	6 1 1	1578	12060	1925	15	10	1420	10	1420	10	1420
28	TOTAL TRUE VALUE BUILDINGS	1578	12060	1925	15	10	1420	10	1420	10	1420

**ADDRESS OF**

**Occipital**

[illegible]

## SUMMARY OF BUILDINGS

[illegible]

B/d 25

1C  
37  
15FR  
(592)

0. F. P. 92	16 8" 1577 216
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# BUILDING RECORD

ADDRESS OF PROPERTY

## CONSTRUCTION SPECIFICATIONS

### OCCUPANCY

SINGLE FAMILY ☒  
TWO FAMILY ☐  
MULTI-FAMILY ☐

### FOUNDATION

CONC. ☒  
STONE ☐  
PIERS ☐

### BASEMENT

CONC. ☒  
PART ☐  
HALF ☐  
FULL ☐

### WALLS

FRAME ☒  
SIDING ☐  
SHINGLE ☐  
ALUM. ☐  
CONC. BLK. ☐

### ROOF

BR. VENEER ☐  
BRICK ☐  
STONE ☐

### CONCRETE

EARTH ☐  
HARDWOOD ☐  
PINE ☐  
TILE ☐

### WOOD JOIST

STEEL JOIST ☐  
REIN. CONC. ☐  
STEEL FRAME ☐

### HEATING

GRAVITY HOT AIR ☐  
FORCED AIR ☐  
HOT WATER OR STEAM ☐  
RADIANT HEATING ☐  
FLOOR FURNACE ☐  
UNIT HEATERS ☐  
NO HEATING ☐  
AIR CONDITIONING ☐

### PLUMBING

BASE FIXTURES ☐  
BATHROOM ☐  
TOILET ROOM ☐  
SINK OR P.P. ☐  
WATER CLOSET ☐  
WATER HEATER ☐  
URINAL ☐  
NO PLUMBING ☐  
BASE (-) / 1 FIXTS. ☐

### FINISHES

FINISHED BASEMENT ☐  
FIREPLACE ☐  
TILE BATH FLR. & WSC. ☐  
TILE TOILET FL. & WSC. ☐  
PART MASONRY WALLS ☐

### NUMBER OF ROOMS

BSMT. 1ST 2ND 3RD 4TH 5TH 6TH 7TH 8TH 9TH 10TH 11TH 12TH 13TH 14TH 15TH 16TH 17TH 18TH 19TH 20TH 21ST 22ND 23RD 24TH 25TH 26TH 27TH 28TH 29TH 30TH 31ST 32ND 33RD 34TH 35TH 36TH 37TH 38TH 39TH 40TH 41ST 42ND 43RD 44TH 45TH 46TH 47TH 48TH 49TH 50TH 51ST 52ND 53RD 54TH 55TH 56TH 57TH 58TH 59TH 60TH 61ST 62ND 63RD 64TH 65TH 66TH 67TH 68TH 69TH 70TH 71ST 72ND 73RD 74TH 75TH 76TH 77TH 78TH 79TH 80TH 81ST 82ND 83RD 84TH 85TH 86TH 87TH 88TH 89TH 90TH 91ST 92ND 93RD 94TH 95TH 96TH 97TH 98TH 99TH 100TH 101ST 102ND 103RD 104TH 105TH 106TH 107TH 108TH 109TH 110TH 111ST 112ND 113RD 114TH 115TH 116TH 117TH 118TH 119TH 120TH 121ST 122ND 123RD 124TH 125TH 126TH 127TH 128TH 129TH 130TH 131ST 132ND 133RD 134TH 135TH 136TH 137TH 138TH 139TH 140TH 141ST 142ND 143RD 144TH 145TH 146TH 147TH 148TH 149TH 150TH 151ST 152ND 153RD 154TH 155TH 156TH 157TH 158TH 159TH 160TH 161ST 162ND 163RD 164TH 165TH 166TH 167TH 168TH 169TH 170TH 171ST 172ND 173RD 174TH 175TH 176TH 177TH 178TH 179TH 180TH 181ST 182ND 183RD 184TH 185TH 186TH 187TH 188TH 189TH 190TH 191ST 192ND 193RD 194TH 195TH 196TH 197TH 198TH 199TH 200TH 201ST 202ND 203RD 204TH 205TH 206TH 207TH 208TH 209TH 210TH 211ST 212ND 213RD 214TH 215TH 216TH 217TH 218TH 219TH 220TH 221ST 222ND 223RD 224TH 225TH 226TH 227TH 228TH 229TH 230TH 231ST 232ND 233RD 234TH 235TH 236TH 237TH 238TH 239TH 240TH 241ST 242ND 243RD 244TH 245TH 246TH 247TH 248TH 249TH 250TH 251ST 252ND 253RD 254TH 255TH 256TH 257TH 258TH 259TH 260TH 261ST 262ND 263RD 264TH 265TH 266TH 267TH 268TH 269TH 270TH 271ST 272ND 273RD 274TH 275TH 276TH 277TH 278TH 279TH 280TH 281ST 282ND 283RD 284TH 285TH 286TH 287TH 288TH 289TH 290TH 291ST 292ND 293RD 294TH 295TH 296TH 297TH 298TH 299TH 300TH 301ST 302ND 303RD 304TH 305TH 306TH 307TH 308TH 309TH 310TH 311ST 312ND 313RD 314TH 315TH 316TH 317TH 318TH 319TH 320TH 321ST 322ND 323RD 324TH 325TH 326TH 327TH 328TH 329TH 330TH 331ST 332ND 333RD 334TH 335TH 336TH 337TH 338TH 339TH 340TH 341ST 342ND 343RD 344TH 345TH 346TH 347TH 348TH 349TH 350TH 351ST 352ND 353RD 354TH 355TH 356TH 357TH 358TH 359TH 360TH 361ST 362ND 363RD 364TH 365TH 366TH 367TH 368TH 369TH 370TH 371ST 372ND 373RD 374TH 375TH 376TH 377TH 378TH 379TH 380TH 381ST 382ND 383RD 384TH 385TH 386TH 387TH 388TH 389TH 390TH 391ST 392ND 393RD 394TH 395TH 396TH 397TH 398TH 399TH 400TH 401ST 402ND 403RD 404TH 405TH 406TH 407TH 408TH 409TH 410TH 411ST 412ND 413RD 414TH 415TH 416TH 417TH 418TH 419TH 420TH 421ST 422ND 423RD 424TH 425TH 426TH 427TH 428TH 429TH 430TH 431ST 432ND 433RD 434TH 435TH 436TH 437TH 438TH 439TH 440TH 441ST 442ND 443RD 444TH 445TH 446TH 447TH 448TH 449TH 450TH 451ST 452ND 453RD 454TH 455TH 456TH 457TH 458TH 459TH 460TH 461ST 462ND 463RD 464TH 465TH 466TH 467TH 468TH 469TH 470TH 471ST 472ND 473RD 474TH 475TH 476TH 477TH 478TH 479TH 480TH 481ST 482ND 483RD 484TH 485TH 486TH 487TH 488TH 489TH 490TH 491ST 492ND 493RD 494TH 495TH 496TH 497TH 498TH 499TH 500TH 501ST 502ND 503RD 504TH 505TH 506TH 507TH 508TH 509TH 510TH 511ST 512ND 513RD 514TH 515TH 516TH 517TH 518TH 519TH 520TH 521ST 522ND 523RD 524TH 525TH 526TH 527TH 528TH 529TH 530TH 531ST 532ND 533RD 534TH 535TH 536TH 537TH 538TH 539TH 540TH 541ST 542ND 543RD 544TH 545TH 546TH 547TH 548TH 549TH 550TH 551ST 552ND 553RD 554TH 555TH 556TH 557TH 558TH 559TH 560TH 561ST 562ND 563RD 564TH 565TH 566TH 567TH 568TH 569TH 570TH 571ST 572ND 573RD 574TH 575TH 576TH 577TH 578TH 579TH 580TH 581ST 582ND 583RD 584TH 585TH 586TH 587TH 588TH 589TH 590TH 591ST 592ND 593RD 594TH 595TH 596TH 597TH 598TH 599TH 600TH 601ST 602ND 603RD 604TH 605TH 606TH 607TH 608TH 609TH 610TH 611ST 612ND 613RD 614TH 615TH 616TH 617TH 618TH 619TH 620TH 621ST 622ND 623RD 624TH 625TH 626TH 627TH 628TH 629TH 630TH 631ST 632ND 633RD 634TH 635TH 636TH 637TH 638TH 639TH 640TH 641ST 642ND 643RD 644TH 645TH 646TH 647TH 648TH 649TH 650TH 651ST 652ND 653RD 654TH 655TH 656TH 657TH 658TH 659TH 660TH 661ST 662ND 663RD 664TH 665TH 666TH 667TH 668TH 669TH 670TH 671ST 672ND 673RD 674TH 675TH 676TH 677TH 678TH 679TH 680TH 681ST 682ND 683RD 684TH 685TH 686TH 687TH 688TH 689TH 690TH 691ST 692ND 693RD 694TH 695TH 696TH 697TH 698TH 699TH 700TH 701ST 702ND 703RD 704TH 705TH 706TH 707TH 708TH 709TH 710TH 711ST 712ND 713RD 714TH 715TH 716TH 717TH 718TH 719TH 720TH 721ST 722ND 723RD 724TH 725TH 726TH 727TH 728TH 729TH 730TH 731ST 732ND 733RD 734TH 735TH 736TH 737TH 738TH 739TH 740TH 741ST 742ND 743RD 744TH 745TH 746TH 747TH 748TH 749TH 750TH 751ST 752ND 753RD 754TH 755TH 756TH 757TH 758TH 759TH 760TH 761ST 762ND 763RD 764TH 765TH 766TH 767TH 768TH 769TH 770TH 771ST 772ND 773RD 774TH 775TH 776TH 777TH 778TH 779TH 780TH 781ST 782ND 783RD 784TH 785TH 786TH 787TH 788TH 789TH 790TH 791ST 792ND 793RD 794TH 795TH 796TH 797TH 798TH 799TH 800TH 801ST 802ND 803RD 804TH 805TH 806TH 807TH 808TH 809TH 810TH 811ST 812ND 813RD 814TH 815TH 816TH 817TH 818TH 819TH 820TH 821ST 822ND 823RD 824TH 825TH 826TH 827TH 828TH 829TH 830TH 831ST 832ND 833RD 834TH 835TH 836TH 837TH 838TH 839TH 840TH 841ST 842ND 843RD 844TH 845TH 846TH 847TH 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1870TH 1871ST 1872ND 1873RD 1874TH 1875TH 1876TH 1877TH 1878TH 1879TH 1880TH 1881ST 1882ND 1883RD 1884TH 1885TH 1886TH 1887TH 1888TH 1889TH 1890TH 1891ST 1892ND 1893RD 1894TH 1895TH 1896TH 1897TH 1898TH 1899TH 1900TH 1901ST 1902ND 1903RD 1904TH 1905TH 1906TH 1907TH 1908TH 1909TH 1910TH 1911ST 1912ND 1913RD 1914TH 1915TH 1916TH 1917TH 1918TH 1919TH 1920TH 1921ST 1922ND 1923RD 1924TH 1925TH 1926TH 1927TH 1928TH 1929TH 1930TH 1931ST 1932ND 1933RD 1934TH 1935TH 1936TH 1937TH 1938TH 1939TH 1940TH 1941ST 1942ND 1943RD 1944TH 1945TH 1946TH 1947TH 1948TH 1949TH 1950TH 1951ST 1952ND 1953RD 1954TH 1955TH 1956TH 1957TH 1958TH 1959TH 1960TH 1961ST 1962ND 1963RD 1964TH 1965TH 1966TH 1967TH 1968TH 1969TH 1970TH 1971ST 1972ND 1973RD 1974TH 1975TH 1976TH 1977TH 1978TH 1979TH 1980TH 1981ST 1982ND 1983RD 1984TH 1985TH 1986TH 1987TH 1988TH 1989TH 1990TH 1991ST 1992ND 1993RD 1994TH 1995TH

**ADDRESS OF  
PROPERTY**

[illegible]

**PERMITTED USE AND CONDITIONAL USE TABLE**

<u>USE</u>	<u>A-1</u>	<u>A-2</u>	<u>R-1</u>	<u>R-2</u>	<u>B-1</u>	<u>B-2</u>
1. Public Grounds (D)	P	P	P	P	P	P
2. Essential Services (D)	P	P	P	P	P	P
3. Accessory Use (D)	P	P	P	P	P	P
4. Agriculture (D) (Section 504)	P	P	P	P	P	P
5. Helistop or Airstrip (D) Section 505)	P	P	P	P	P	P
6. Fence or Wall (Section 506)	P	P	P	P	P	P
7. Temporary Structure (Section 507)	P	P	P	P	P	P
8. Off-Street Loading and Parking (Section 508)	P	P	P	P	P	P
9. Sign (D) (Section 509)	P	P	P	P	P	P
10. Mineral Extraction (Section 510)	C	C	C	C	C	C
11. Renewable Energy Source (D) Section 511)	C	C	C	C	C	C
12. Water Recreation and Storage (Section 512)	C	C	C	C	C	C
13. Problem Development Land (Section 513)	C	C	C	C	C	C
14. Single Family Dwelling (D)	P	P	P	P		
15. Open Land Use (D)	C	P	P	P		
16. Mobile Home (D) (Section 514)	C	C	C	C		
17. Home Occupation (D) (Section 515)	C	C	C	C		
18. Two-Family Dwelling (D)		C	P	P		
19. Church (D)		C	P	P	P	
20. Animal Raising and Care (D) (Section 516)		P	P	C	C	
21. Cemetery or Mausoleum (D)		C	C	C	P	
22. Campground (D) (Section 517)		C	C	C		
23. Bed and Breakfast (D)			C	C	P	
24. Parochial School or College			C	C		
25. Multiple Dwelling (D)				P		
26. Mobile Home Park (D) (Section 518)				C	P	
27. Boarding, Rooming or Lodging Home (D)				C	P	
28. Resident, Treatment Facility (D)				C	P	
29. Placement Treatment Facility (D)					P	
30. Funeral Home					P	
31. Nursery School or Day Care Center				C	P	
32. Technical School or Academy				C	P	
33. Hospital (D)				C	P	
34. Club, Fraternity or Society (D)				C	P	
35. Public Utility Building				C	P	P
36. Profession Office or Clinic (D) (D)					P	P
37. Corporate or Utility Office					P	P
38. Personal or Business Service Office (D) (D)					P	P
39. Hotel or Motel (D)					P	P
40. Retail Business Establishment					P	P
41. Eating or Drinking Establishment					P	P
42. Indoor and Outdoor Commercial Recreation Establishment (D)				P		P
43. Motor Vehicle Sales and Service					P	P
44. Service Station or Repair Garage (D) (D)					P	P
45. Repair Shop (D)					P	P
46. Commercial Parking Lot or Garage					P	P
47. Retail with Secondary Light Industrial (D)					P	P
48. Radio or Television Studio					P	P
49. Billboard (D) (Section 519)					P	P
50. Heliport or Airport (D) (Section 520)					P	P
51. Communication Facility or Operation					C	P
52. Research, Testing or Design Laboratory					C	P
53. Wholesale, Warehouse or Storage Facility					C	P
54. Building Material Supplies Facility					C	P
55. Highway Freight or Transportation Terminal					C	P
56. Light Industrial Establishment (D)					C	P
57. Heavy Industrial Establishment (D)						C
58. Junkyard or Salvage Facility (D) (Section 521)						C
59. Landfill (Section 522)						C

# Flood Map

ZONE A2  
(EL 578)

ZONE C

MILE LANE

WINDSWIFT DRIVE

HIDDEN LANE

PRIVATE DRIVE

MIDDLE ROAD

IROQUOIS ROAD

VINEYARD DRIVE

DRIVE

RM10

RM 11

ZONE C

ROAD 25116  
MIDDLE LEGISLATIVE ROUTE

GAY

ROAD

HAMMOND

90

ST 1504







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